



# Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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## RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, JULY 21, 2015

**Planning Board members present:** Robert Best, Alastair Millns, Tom Mahon, Desirea Falt, an Alternates Nelson Disco and Jeff Sebring.

**Planning Board members absent:** Michael Redding and Lynn Christensen.

**Staff present:** Planning & Zoning Administrator Jillian Harris.

### 1. Call to Order.

*Robert Best called the meeting to order at 7:30 p.m. and designated Nelson Disco and Jeff Sebring to sit for Michael Redding and the vacant full member position, respectively.*

### 2. Planning & Zoning Administrator's Report.

*Discussion Only.*

### 3. Button Homes, LLC. (applicant) and Donna Kazmirschuk (owner) – Request to amend previously granted conditional approval from the April 7, 2015 Planning Board for a minor subdivision of one lot into two single-family residential lots located at 71 Bedford Road in the R (Residential) and Aquifer Conservation Districts. Tax Map 6D, Lot 090. **This item is continued from the June 2, 2015 Planning Board meeting.**

*Applicant was represented by: Brian Button, 7 Evergreen Ln, Amherst, NH and Laurie DesRochers, 56 Red Coat Ln, Manchester, NH.*

*There was no public comment.*

*The Board voted 6-0-0 to grant final approval, with amended conditions, on a motion made by Alastair Millns and seconded by Desirea Falt.*

### 4. John J. Flatley Company (applicant/owner) – Review for acceptance and consideration of Final Approval of an application for a site plan to construct 240 multi-family residences, clubhouse, and associated parking and drainage improvements, per the requirements of the Flatley mixed use Conditional Use Permit. The parcels are located at # 645, 673, 685, 703 and 707 D.W. Highway in the I-1 (Industrial), Aquifer Conservation and Wellhead Protection Districts. Tax Map 6E, Lots 003-01, 003-03, 003-04, 003-05 & 003-06. **This item is continued from the June 16, 2015 Planning Board meeting**

*At the applicant's request, the Board voted 6-0-0 to continue this item to August 18, 2015, in the Matthew Thornton Meeting Room, at 7:00 p.m., on a motion made by Alastair Millns and seconded by Nelson Disco.*

5. **Edgebrook Heights, LLC. Wigston Properties, LLC and Q. Peter Nash 1987 Rev. Trust I (co-applicants/co-owners)** – Review for consideration of a six month extension of a previously approved Conditional Use Permit to permit a future mixed-use development consisting of retail, office, multi-family residential and assisted living. Parcels are located at # 1, 37, 39, 55 and an unnumbered parcel, D.W. Highway in the I-1 (Industrial), Aquifer Conservation and Flood Hazard Conservation Districts. Tax Map 1E, Lots 004-01 & 004-02 and Tax Map 2E, Lots 006-02, 007 & 008.

*Applicant was represented by: Brad Westgate, Attorney for Edgebrook Properties and Bernard Plante, Owner.*

*There was no public comment.*

*The Board voted 6-0-0 to grant a 12 month extension, on motion made by Desirea Falt and seconded by Jeff Sebring.*

6. **Keach-Nordstrom Associates, Inc. (applicant) and Valleyview Revocable Trust, Carol Maggio, Trustee (owner)** – Reconsideration of the Planning Board's June 16, 2015 decision to deny applicant's request to reinstate conditional final approval and a six month extension for compliance with conditions of an approval granted by the Planning Board on July 23, 2013 and July 8, 2014 to subdivide one lot into two single-family residential lots located at 15 Valleyview Drive in the R (Residential) District. Tax Map 5C, Lot 142.

*Applicant was represented by: Patricia Panciocco, Attorney for Valleyview Revocable Trust.*

*Public comment was received from: Dave Hammond, 18 Valleyview Dr. and Shauna Amick, 11 Valleyview Dr.*

*The Board voted 5-1-0 to reinstate final approval, and authorize signature of the final plans, on motion made by Tom Mahon and seconded by Jeff Sebring. Alastair Millns voted in the negative.*

7. **Home Health & Hospice Care (applicant/owner)** – Review for Acceptance and consideration of Final Approval for a waiver of full site plan review for a proposed parking lot expansion for an existing two story office building. The parcel is located at 7 Executive Park Drive in the C-2 (General Commercial), Aquifer Conservation District and 100/500 year Flood Hazard Areas. Tax Map 4D, Lot 071.

*Applicant was represented by: Earle Blatchford, Hayner-Swanson, Inc.*

*The Board voted 6-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Nelson Disco.*

*There was no public comment.*

*The Board voted 6-0-0 to waive the requirement for full site plan review, on a motion made by Nelson Disco and seconded by Jeff Sebring.*

*The Board voted 6-0-0 to waive the requirements of Section 7.05.D.19 – Sidewalks – on a motion made by Desirea Falt and seconded by Alastair Millns.*

*The Board voted 6-0-0 to grant final approval, with conditions, on a motion made by Desirea Falt and seconded by Alastair Millns.*

**8. Discussion/possible action regarding other items of concern.**

*Discussion Only.*

**9. Approval of Minutes – July 7, 2015.**

*The minutes of July 7, 2015, were approved, with changes, by a vote of 6-0-0, on a motion made by Desirea Falt and seconded by Alastair Millns.*

**10. Adjourn.**

*The meeting was adjourned at 8:48 p.m., by a vote of 6-0-0, on a motion made by Alastair Millns and seconded by Jeff Sebring.*